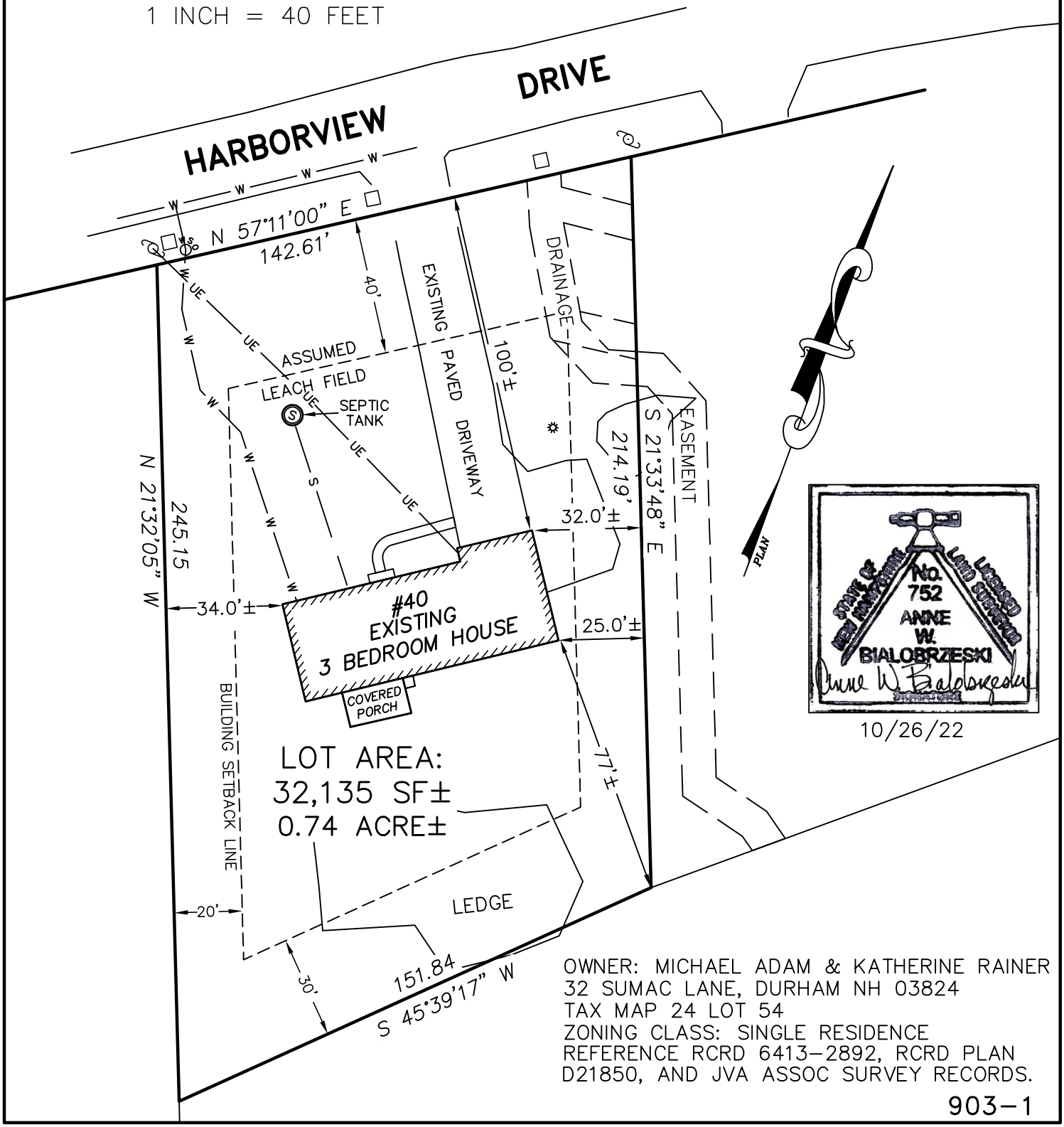
BUILDING PERMIT APPLICATION PLAN
SHEET 1 – EXISTING CONDITIONS
40 HARBORVIEW DRIVE, RYE NH
SCALE:1"=40' OCT 26, 2022

STOCKTON SERVICES
HAMPTON, NH

40 0 20 40 80

1 INCH = 40 FEET

NOTE: SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD OR STATE SHORELAND PROTECTION ZONE. NO JURISDICTIONAL WETLANDS EXIST ON OR IMMEDIATELY ADJACENT TO THE LOT.



STATE OF NEW HAMPSHIRE
No. 752
ANNE W. BIALOBRZESKI
LICENSED LAND SURVEYOR

10/26/22

OWNER: MICHAEL ADAM & KATHERINE RAINER
32 SUMAC LANE, DURHAM NH 03824
TAX MAP 24 LOT 54
ZONING CLASS: SINGLE RESIDENCE
REFERENCE RCRD 6413–2892, RCRD PLAN D21850, AND JVA ASSOC SURVEY RECORDS.

903–1

BUILDING PERMIT APPLICATION PLAN
SHEET 2 – PROPOSED CONDITIONS
40 HARBORVIEW DRIVE, RYE NH
SCALE:1"=40' OCT 26, 2022

STOCKTON SERVICES
HAMPTON, NH

REVISED 4/04/23

40 0 20 40 80

1 INCH = 40 FEET

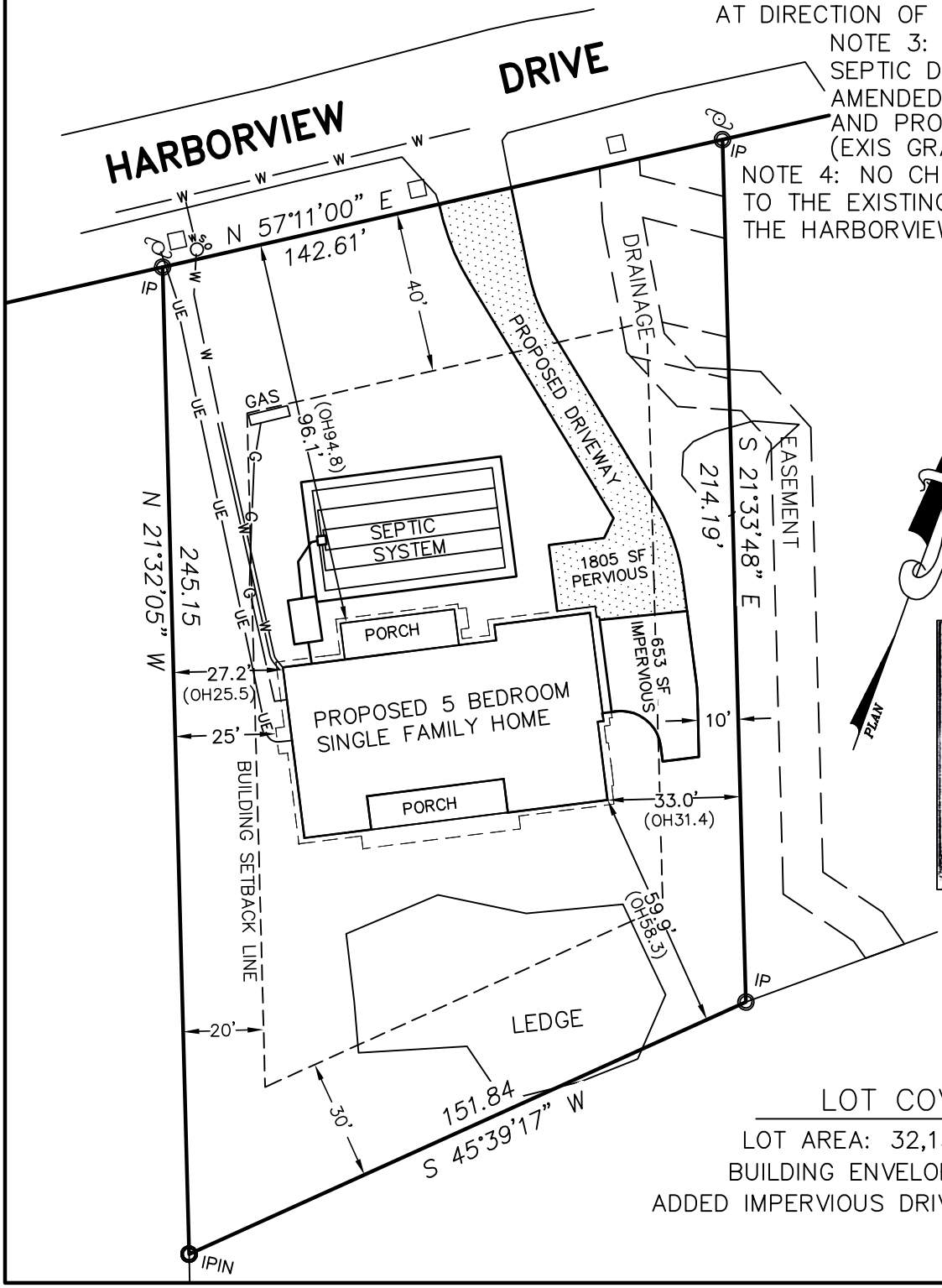
OWNER: MICHAEL ADAM & KATHERINE RAINER
32 SUMAC LANE, DURHAM NH 03824
TAX MAP 24 LOT 54
ZONING CLASS: SINGLE RESIDENCE
REFERENCE RCRD 6413–2892, RCRD PLAN D21850, AND JVA ASSOC SURVEY RECORDS.

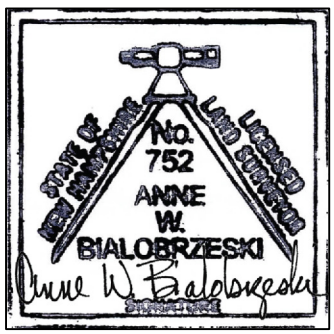
NOTE 1: FOR LAYOUT AND DIMENSIONS OF PROPOSED DWELLING, SEE BUILDING PLANS BY HAABITT INCLUDED IN THIS PERMIT APPLICATION.

NOTE 2: ALL UNDERGROUND ELECTRIC, WATER, AND GAS LINES TO BE INSTALLED AT DIRECTION OF RESPECTIVE UTILITY.

NOTE 3: REFERENCE APPROVED SEPTIC DESIGN eCA2022101122 AMENDED 3/31/23 FOR EXISTING AND PROPOSED GRADES. (EXIS GRADE = EL 25)

NOTE 4: NO CHANGES ARE PROPOSED TO THE EXISTING DRIVEWAY ACCESS IN THE HARBORVIEW DRIVE RIGHT OF WAY.





04/04/2023

LOT COVERAGE DETAILS

LOT AREA: 32,135 SF± (0.74 ACRE±)
BUILDING ENVELOPE = 4167 SF (13.0%)
ADDED IMPERVIOUS DRIVEWAY= 653 SF (2.0%)

903–2R

STORMWATER MANAGEMENT PLAN
40 HARBORVIEW DRIVE RYE,NH

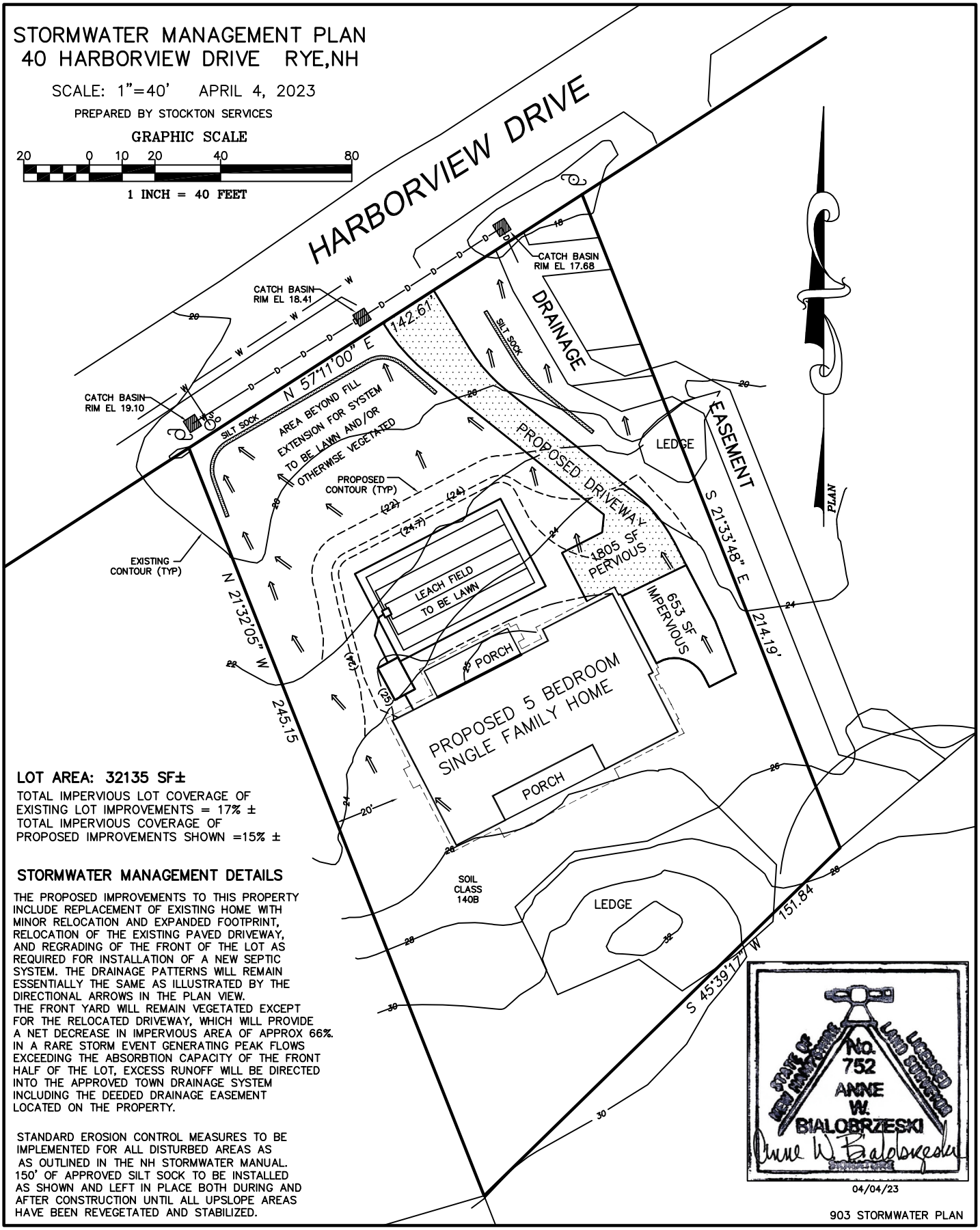
SCALE: 1"=40' APRIL 4, 2023

PREPARED BY STOCKTON SERVICES

GRAPHIC SCALE

20 0 10 20 40 80

1 INCH = 40 FEET



LOT AREA: 32135 SF±

TOTAL IMPERVIOUS LOT COVERAGE OF EXISTING LOT IMPROVEMENTS = 17% ±
TOTAL IMPERVIOUS COVERAGE OF PROPOSED IMPROVEMENTS SHOWN =15% ±

STORMWATER MANAGEMENT DETAILS

THE PROPOSED IMPROVEMENTS TO THIS PROPERTY INCLUDE REPLACEMENT OF EXISTING HOME WITH MINOR RELOCATION AND EXPANDED FOOTPRINT, RELOCATION OF THE EXISTING PAVED DRIVEWAY, AND REGRADING OF THE FRONT OF THE LOT AS REQUIRED FOR INSTALLATION OF A NEW SEPTIC SYSTEM. THE DRAINAGE PATTERNS WILL REMAIN ESSENTIALLY THE SAME AS ILLUSTRATED BY THE DIRECTIONAL ARROWS IN THE PLAN VIEW.
THE FRONT YARD WILL REMAIN VEGETATED EXCEPT FOR THE RELOCATED DRIVEWAY, WHICH WILL PROVIDE A NET DECREASE IN IMPERVIOUS AREA OF APPROX 66%. IN A RARE STORM EVENT GENERATING PEAK FLOWS EXCEEDING THE ABSORBTION CAPACITY OF THE FRONT HALF OF THE LOT, EXCESS RUNOFF WILL BE DIRECTED INTO THE APPROVED TOWN DRAINAGE SYSTEM INCLUDING THE DEEDED DRAINAGE EASEMENT LOCATED ON THE PROPERTY.

STANDARD EROSION CONTROL MEASURES TO BE IMPLEMENTED FOR ALL DISTURBED AREAS AS AS OUTLINED IN THE NH STORMWATER MANUAL. 150' OF APPROVED SILT SOCK TO BE INSTALLED AS SHOWN AND LEFT IN PLACE BOTH DURING AND AFTER CONSTRUCTION UNTIL ALL UPSLOPE AREAS HAVE BEEN REVEGETATED AND STABILIZED.

04/04/23

903 STORMWATER PLAN

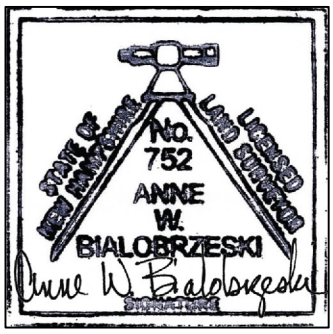
FOUNDATION CERTIFICATION
40 HARBORVIEW DRIVE, RYE NH
SCALE:1"=40' JULY 15, 2023

STOCKTON SERVICES
HAMPTON, NH

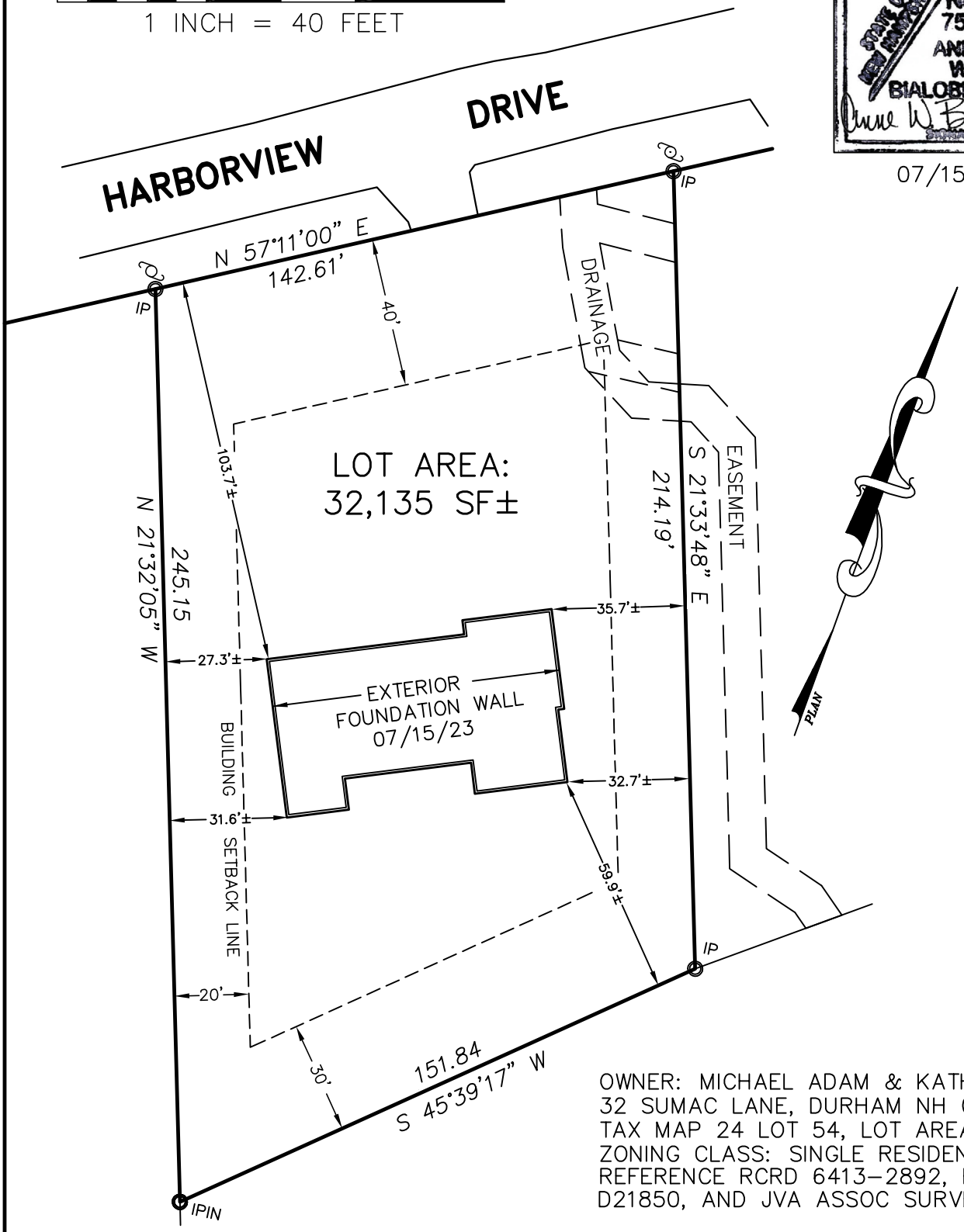
40 0 20 40 80

1 INCH = 40 FEET

THE PURPOSE OF THIS PLAN IS TO CERTIFY TO PROPERTY LINE SETBACKS FROM THE EXTERIOR WALL OF THE NEWLY CONSTRUCTED FOUNDATION.



07/15/23



OWNER: MICHAEL ADAM & KATHERINE RAINER
32 SUMAC LANE, DURHAM NH 03824
TAX MAP 24 LOT 54, LOT AREA: 32,135 SF±
ZONING CLASS: SINGLE RESIDENCE
REFERENCE RCRD 6413–2892, RCRD PLAN D21850, AND JVA ASSOC SURVEY RECORDS.

903 FND CERT

AS-BUILT CONDITIONS
40 HARBORVIEW DRIVE, RYE NH
SCALE:1"=40' MAY 6, 2024

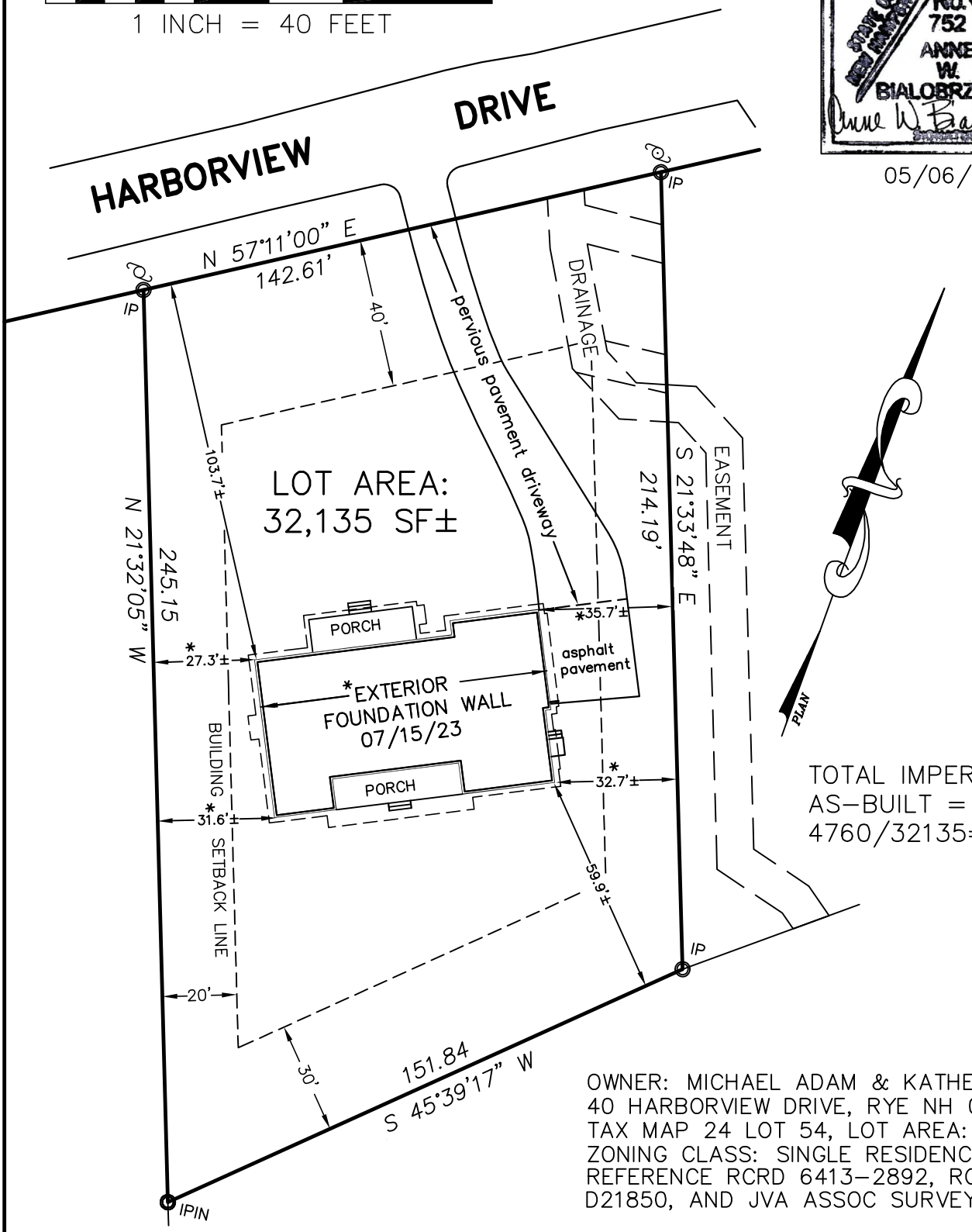
STOCKTON SERVICES
HAMPTON, NH

40 0 20 40 80

1 INCH = 40 FEET

SETBACKS SHOWN ARE AS PREVIOUSLY CERTIFIED FROM FOUNDATION WALL.
AS-BUILT DRIVEWAY AND FINAL IMPERVIOUS AREA ADDED 05/06/24

05/06/24



TOTAL IMPERVIOUS
AS-BUILT = 4760 SF±
4760/32135=14.8%

OWNER: MICHAEL ADAM & KATHERINE RAINER
40 HARBORVIEW DRIVE, RYE NH 03870
TAX MAP 24 LOT 54, LOT AREA: 32,135 SF±
ZONING CLASS: SINGLE RESIDENCE
REFERENCE RCRD 6413-2892, RCRD PLAN D21850, AND JVA ASSOC SURVEY RECORDS.

903 AS-BUILT

AS-BUILT CONDITIONS
40 HARBORVIEW DRIVE, RYE NH
SCALE:1"=40' MAY 6, 2024

STOCKTON SERVICES
HAMPTON, NH

40 0 20 40 80

1 INCH = 40 FEET

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AS-BUILT DRIVEWAY AND FINAL IMPERVIOUS AREA ADDED 05/06/24

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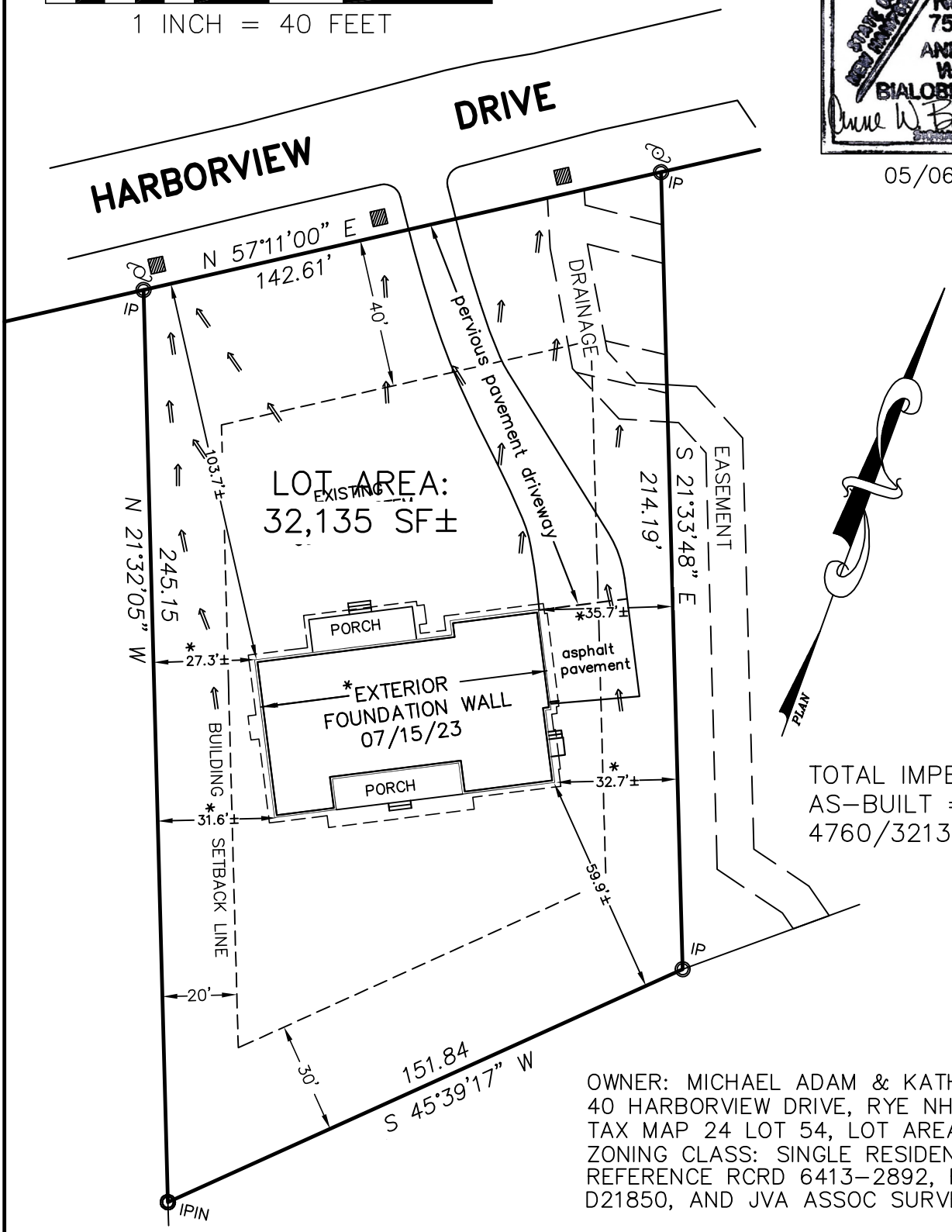

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TAX MAP 24 LOT 54, LOT AREA: 32,135 SF±
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903 AS-BUILT